

# Planning Concepts for a Smaller Footprint



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# General Land Use Planning Factors

- Land Area
- Physical Characteristics
- Natural Resources (conservation)
- Cultural Resources (conservation)
- Potable Water Resources (sustainability)
- Transportation Resources (roads, mass transit)
- Land Use Controls (zoning, land use plans)
- Infrastructure/Utilities
- Political Will

# Land Use Control Options for Guam

- Current Zoning Law (Title 21 GCA, Ch 61). Utilizes conventional planning control consisting of land uses permitted under R1, R2, C, H, M-1, M-2, and A.
- Planned Unit Development (Title 21 GCA, Ch 61). A substantial area in which development follows an approved plan integrating a combination of uses in an appropriate and unified manner.
- Smart Growth. Smart growth is an approach to development that encourages a mix of building types and uses, diverse housing and transportation options, development within existing neighborhoods, and community engagement.

# Smart Growth Concept



**Source:** "Smart Growth – Rhode Island 2016".

**Website:**

<http://www.growsmartri.org>

# Smart Growth Principles



## 10 PRINCIPLES OF SMART GROWTH

- **Mix land uses**
- **Take advantage of compact building design**
- **Create a range of housing opportunities and choices**
- **Create walkable neighborhoods**
- **Foster distinctive, attractive communities with a strong sense of place**
- **Preserve open space, farmland, natural beauty, and critical environmental areas**
- **Strengthen and direct development towards existing communities**
- **Provide a variety of transportation choices**
- **Make development decisions predictable, fair, and cost effective**
- **Encourage community and stakeholder collaboration in development decisions**

**SMART GROWTH NETWORK, 1996**

**SOURCE:** Smart Growth Network, USEPA, 1996

**WEBSITE:** <https://www.epa.gov/smartgrowth/smart-growth-network>

# Smart Growth Examples

- Leo Palace: Mannengon Hills, Yona Village (Large-scale smart growth, mixed land uses PUD zoning designation)
- Apusento Gardens: Chalan Pago Village
- Talo Verde Estates & Nearby Affordable Housing: Tamuning Village
- Ironwood Estates: Yigo Village
- Oka Sub-village: Tamuning Village

Practically any location in Guam's villages has potential for Smart Growth.

# Fine Examples of Smart Growth

- **Apusento Gardens – Chalan Pago**





# Apusento Gardens – Swimming Pool





# Apusento Gardens - Commercial

